

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for August 20, 2003 PLANNING COMMISSION MEETING

P.A.S.: County Final Plat No.03028
The Preserve at Cross Creek

SCHEDULED PLANNING COMMISSION MEETING:

DATE: August 20, 2003

PROPOSAL: A final plat consisting of 15 lots.

LOCATION: South 68th Street and Roca Road.

LAND AREA: 78.89 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: A part of Lot 20 I. T. located in the SE 1/4 of Section 16, T8N, R7E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agricultural in the Lancaster County Jurisdiction. AGR change of zone in process.

EXISTING LAND USE: Agricultural, and a wooded drainage way.

SURROUNDING LAND USE AND ZONING:

North: Agriculture, one farm dwelling, zoned AG

South: Agriculture and acreages along Roca road, zoned AG. AGR and acreages SE of 68th and Roca Rd.

East: Agriculture with a few dwellings, zoned AG

West: Agriculture, zoned AG

HISTORY: The Preserve at Cross Creek Preliminary Plat and Change of Zone # 211 were approved by the Lancaster Planning Commission on April 16, 2003. They are scheduled for hearing at the County Board on August 5, 2003. Changed from AA Rural and Public Use to AG Agriculture in the 1979 zoning update.

UTILITIES: There is no public sewer available. Individual waste disposal is proposed. This is in the Lancaster County Rural Water District #1 and Rural Water is proposed.

TRAFFIC ANALYSIS: This is served by Roca Rd. and S. 68th. Both are paved county roads. S. 68th is planned for improvement and a new profile in FY 2004.

ANALYSIS:

1. The final plat and Change of zone are scheduled for County Board hearing and action on August 4, 2003. This final plat must conform to the approved preliminary plat. It does conform to the preliminary plat as approved by Planning Commission
2. The County Engineer's letter of July 24 requested several minor revisions.
3. Revisions and installation of improvements are required prior to scheduling to the County Board.

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda:
 - 1.1 The Final Plat Mylar shall have the following changes made to it:
 - 1.1.1 Show a scale, north arrow and sheet numbers on sheet 2.
 - 1.1.2 Revise the Dedication to remove "City of Lincoln, a municipal corporation".
 - 1.1.3 Revise the Dedication as requested by the County Engineer to show "only one access per lot".
 - 1.1.4 Remove the acceptance of dedication from the Planning Commission Approval.
 - 1.1.5 Add the language that public streets shown are hereby dedicated to the public.
 - 1.1.6 Add the address to the surveyors signature line.
 - 1.1.7 Remove City of Lincoln and Title 26 from the Surveyors Certificate.
 - 1.1.8 Remove Lincoln Electric System from the Dedication and use Norris Public Power District.

1.1.9 Revise the Surveyor's certificate to note all of the ""Northwest", not Northeast on line three.

1.1.10 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.

1.2 All improvements must be in place and approved by the County Engineer.

1.3 Water improvements must be in place (or an equivalent agreement) and approved by the Lancaster County Rural Water District #1.

2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

2.1 To submit to the County Engineer an erosion control plan.

2.2 To protect the remaining trees on the site during construction and development.

2.3 To submit to lot buyers and home builders a copy of the soil analysis.

2.4 To complete the private improvements shown on the preliminary plat.

2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

2.6 To relinquish the right of direct vehicular access to S. 68th Street except for Wildflower Lane.

2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

4. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

Mike DeKalb
Planner
July 30, 2003

APPLICANT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424

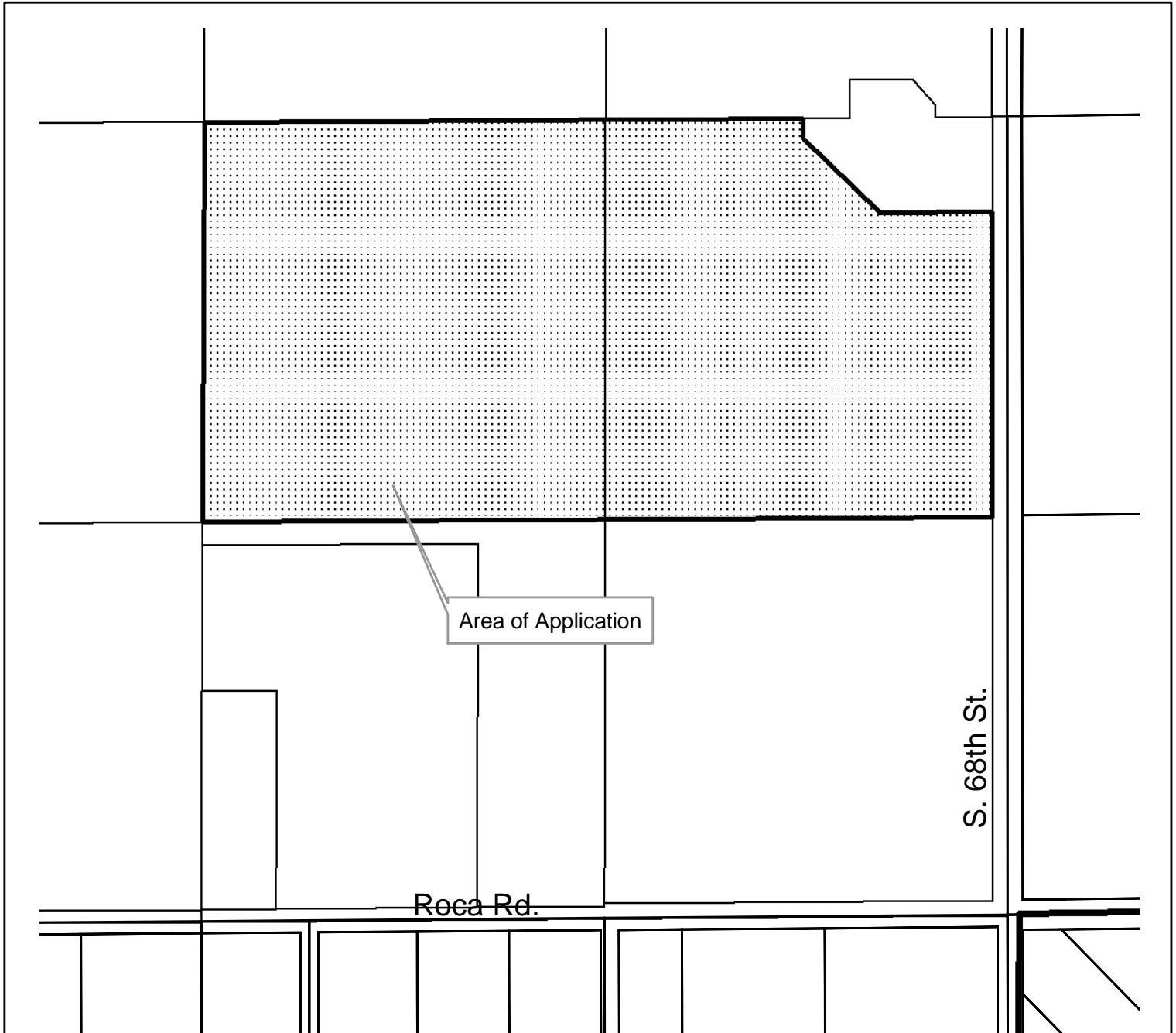
OWNER: Land II. L.L.C.
2610 Park Blvd
Lincoln, NE 68502
(402) 435-3550

CONTACT: Brian D. Carstens and Associates



County Final Plat #03028
The Preserve at Cross Creek Addition



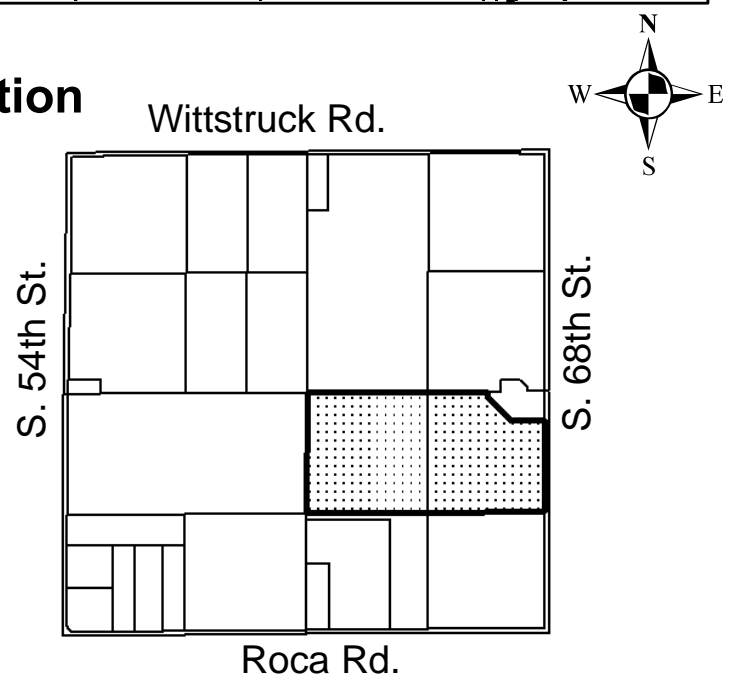
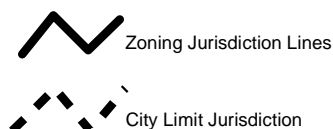


County Final Plat #03028 The Preserve at Cross Creek Addition

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 16 T008N R07E



**BASED ON THE PRESERVE AT CROSS CREEK
COUNTY PRELIMINARY PLAT #02029**

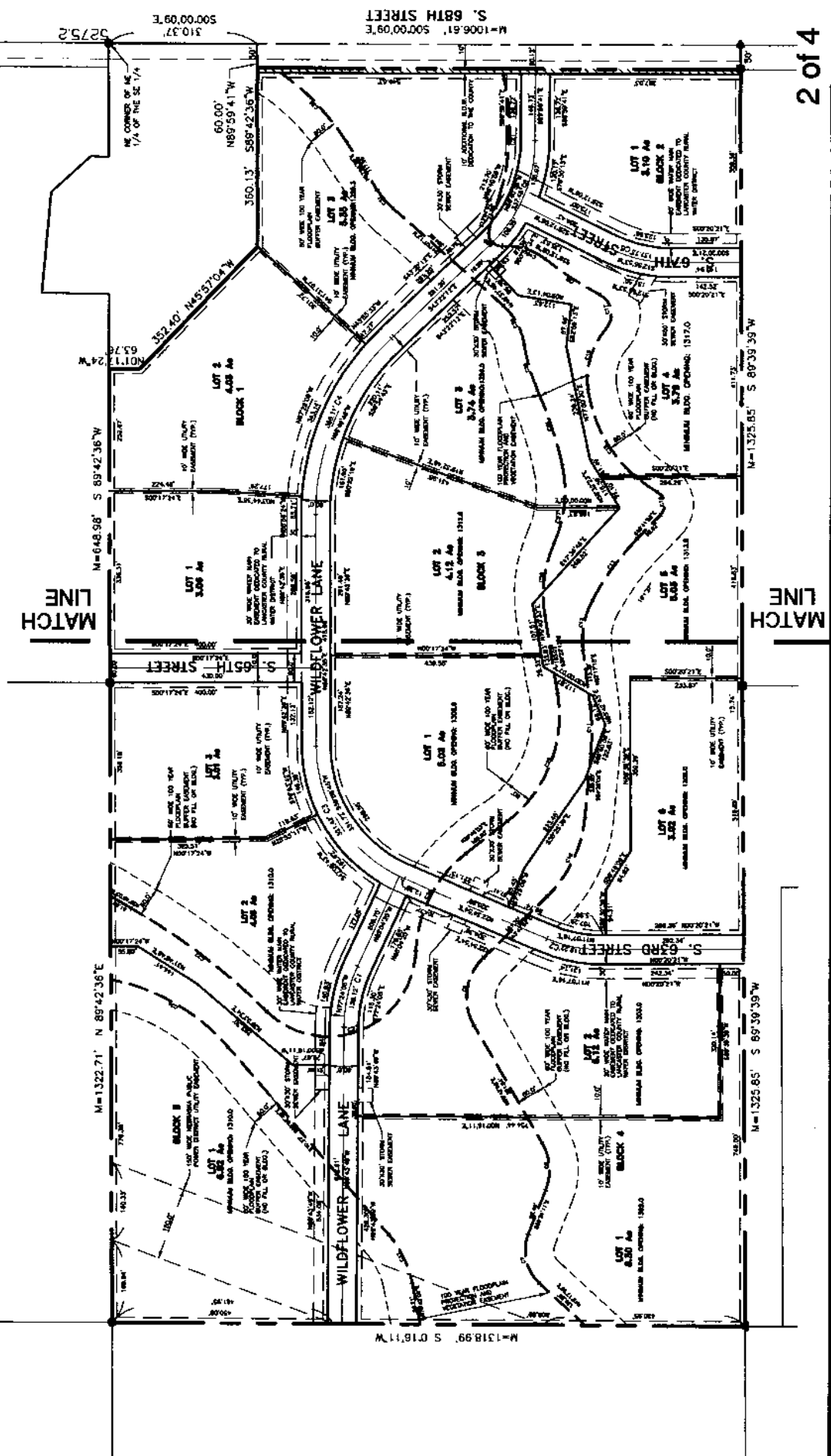
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2	INDEX PAGE
3	DRAWING PAGE
4	DRAWING PAGE

THE PRESERVE AT CROSS CREEK ADDITION

FINAL PLAT

BASED ON THE PRESERVE AT CROSS CREEK
COUNTY PRELIMINARY PLAT #02029

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD
C1	128.11	500.00	24°38'20"	65.57	128.12	C18	135.40	718.00	10°47'23"	67.90	135.20
C2	120.01	500.00	22°35'16"	60.82	118.72	C19	85.32	125.00	45°14'34"	50.11	83.03
C3	351.48	500.00	67°07'42"	199.05	351.72	C20	50.99	27.00	117°22'07"	40.37	44.89
C4	408.48	500.00	49°33'12"	218.89	398.11	C21	255.23	488.00	31°14'49"	160.87	252.08
C5	244.13	500.00	45°37'28"	199.28	237.45	C22	353.70	1403.00	18°20'28"	177.54	353.27
C6	128.97	500.00	26°32'28"	70.75	127.73	C23	422.11	183.00	132°09'33"	47.56	324.56
C7	108.85	500.00	58°17'58"	62.70	107.34	C24	238.17	287.00	80°11'59"	175.21	228.75
C8	128.97	500.00	26°32'28"	70.75	127.73	C25	353.70	1403.00	18°20'28"	177.54	353.27
C9	108.85	500.00	58°17'58"	62.70	107.34	C26	238.17	287.00	80°11'59"	175.21	228.75
C10	128.97	500.00	26°32'28"	70.75	127.73	C27	353.70	1403.00	18°20'28"	177.54	353.27
C11	108.85	500.00	58°17'58"	62.70	107.34	C28	238.17	287.00	80°11'59"	175.21	228.75
C12	128.97	500.00	26°32'28"	70.75	127.73	C29	353.70	1403.00	18°20'28"	177.54	353.27
C13	108.85	500.00	58°17'58"	62.70	107.34	C30	238.17	287.00	80°11'59"	175.21	228.75
C14	128.97	500.00	26°32'28"	70.75	127.73	C31	353.70	1403.00	18°20'28"	177.54	353.27
C15	108.85	500.00	58°17'58"	62.70	107.34	C32	238.17	287.00	80°11'59"	175.21	228.75
C16	128.97	500.00	26°32'28"	70.75	127.73	C33	353.70	1403.00	18°20'28"	177.54	353.27
C17	108.85	500.00	58°17'58"	62.70	107.34	C34	238.17	287.00	80°11'59"	175.21	228.75

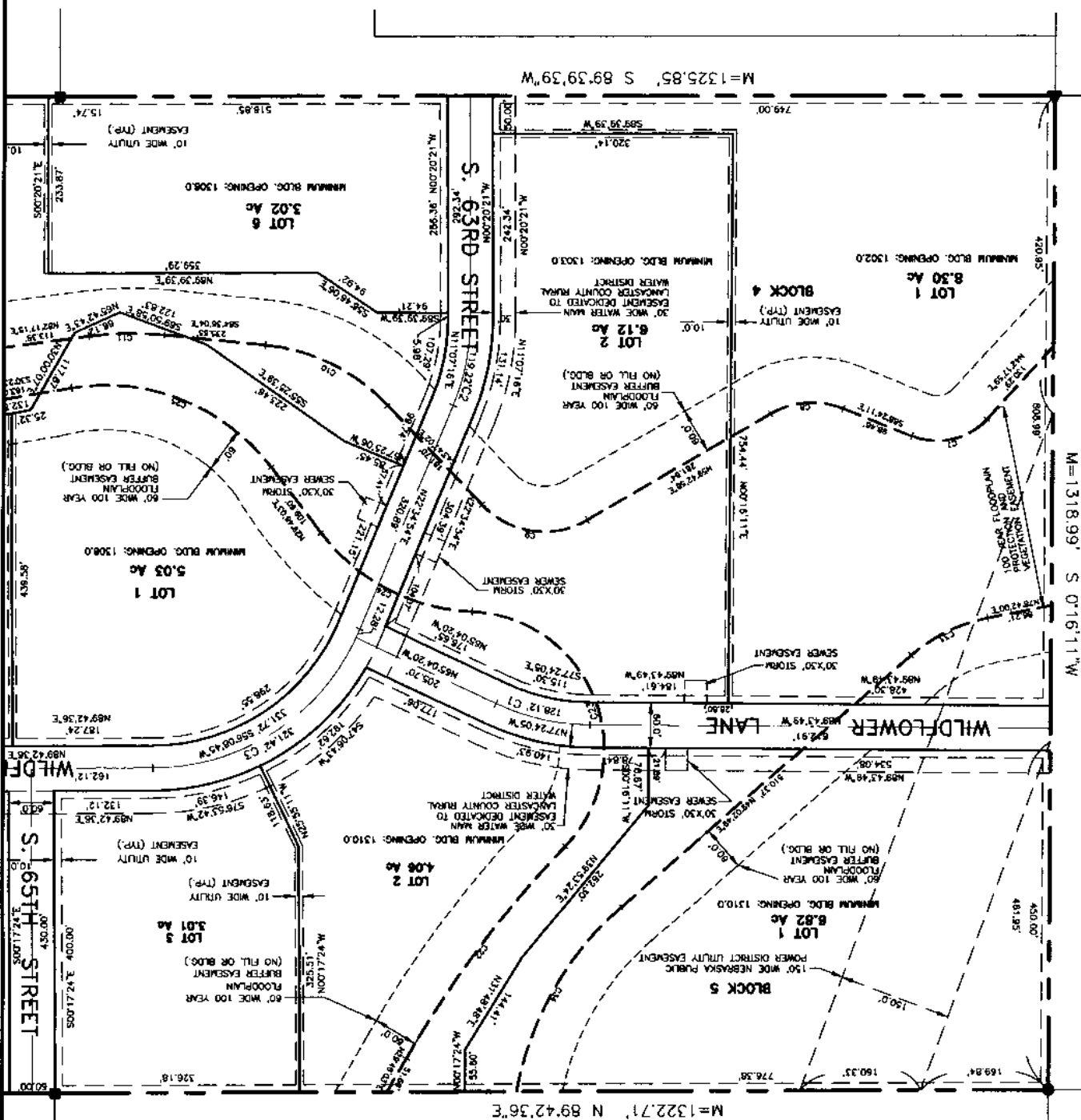


**FINAL PLAT
BASED ON THE PRESERVE AT CROSS CREEK
COUNTY PRELIMINARY PLAT #02029**

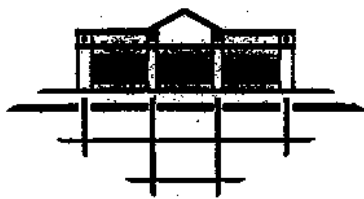


FINAL PLAT
BASED ON THE PRESERVE AT CROSS CREEK ADDITION
COUNTY PRELIMINARY PLAT #020229

SCALE: 1 = 100%



3 of 4



BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

July 17, 2003

Mr. Marvin Krout
Director of Planning
City of Lincoln / Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: THE PRESERVE AT CROSS CREEK ADDITION - FINAL PLAT
Based on Preliminary Plat #02029

Dear Mr. Krout,

On behalf of the developer, Land II, L.L.C., we are submitting the Final Plat for The Preserve at Cross Creek Addition. We are creating fifteen lots which is in conformance with The Preserve at Cross Creek Preliminary Plat #02029.

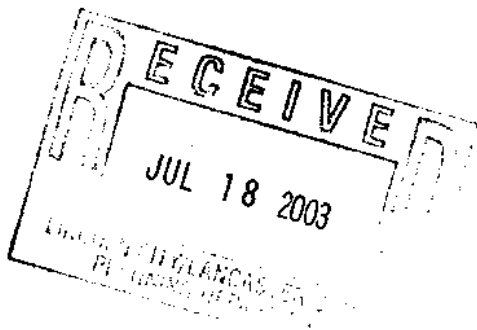
Please contact me if you have any further questions or comments.

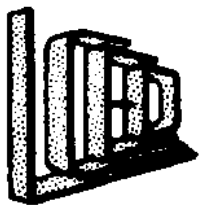
Sincerely,

Brian D. Carstens

cc. Land II, L.L.C.
Joe Kerr

Enclosures: 16 sets of sheets 1 thru 4
Application for Final Plat
Application fee for \$250.00
Ownership Certificate





Lancaster

County

Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: July 24, 2003

TO: Mike DeKalb
Planning Department

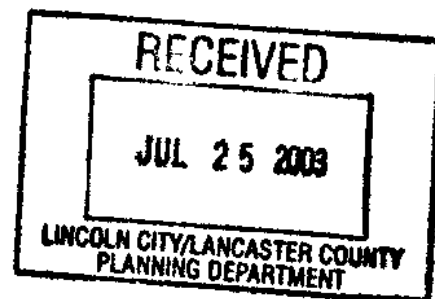
FROM: Larry V. Worrell
County Surveyor

SUBJECT: THE PRESERVE AT CROSS CREEK
FINAL PLAT

This office has reviewed subject Final Plat and would offer the following:

- 1) All improvements shall be complete prior to final plat approval.
- 2) The dedication shall include the requirement of only one residential drive per lot.

LWV/DP/bml
Subdiv/The Preserve at Cross Creek/Final Plat Mem.





AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

July 23, 2003

Mike Dekalb, Project Planner
555 S. 10th #213
Lincoln, NE 68508

RE: the Preserve at Cross Creek #03028

Dear Mike,

I have reviewed the subject plat and see easements in place as requested.

Thanks for your cooperation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rick Volmer", with a long horizontal flourish extending to the right.

Rick Volmer, Construction Superintendent Area II

